

PLANNING DEPARTMENT

DESIGN REVIEW BOARD PRELIMINARY AGENDA

(As of 07/02/14)

Tuesday, August 05, 2014 8:30 A.M.

CITY COMMISSION CHAMBERS

I. EXTENSIONS OF TIME

- a. DRB File No. 22959, **500-702 Alton Road**, **501-651 West Avenue Waves.** The applicants, South Beach Heights I, LLC., 500 Alton Road Ventures, LLC., and 1220 Sixth, LLC., are requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new mixed-use residential and commercial project, including the renovation with substantial modifications to an existing ten story building, the demolition of all other existing structures on the subject sites, and the construction of three new mixed-use structures with underground parking, ranging in height from one to seven stories.
- b. DRB File No. 22918, **2687 Flamingo Drive.** The applicant, 1207 Ventures, Inc., is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.

II. SINGLE FAMILY HOMES

- 1. Previously Continued Applications
 - a. DRB File No. 23044, **5750 North Bay Road.** The applicant, Christian de Berdouare, is requesting Design Review Approval for the construction of a new (2) two-story single family home to replace an existing (1) onestory home, to be demolished.
 - b. DRB File No. 23014, **6360 North Bay Road.** The applicant, MBDWLJ LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 *non-*architecturally significant (2) two-story home, to be demolished.
 - c. DRB File No. 23052, **2489 North Meridian Avenue and 2485 North Meridian Avenue.** The applicant, 2489 Meridian LLC, is requesting Design Review Approval for the construction of a new (2) two-story home to replace one existing pre-1942 architecturally significant (2) two-story home and one existing (1) one-story home, both to be demolished.

2. New Applications

- a. DRB File No. 23069, **34 La Gorce Circle.** The applicant, 34 La Gorce Circle Partners LLC, is requesting Design Review Approval for the construction of a new two-story home, to replace an existing pre-1942 architecturally significant two-story home, to be demolished.
- b. DRB File No. 23070, **421 East San Marino Drive.** The applicant, West San Marino LLC c/o Mark Lyn, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home, to be demolished.
- c. DRB File No. 23072, **8 West Rivo Alto Drive.** The applicant, 8 West Rivo Alto LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home, to be demolished.
- d. DRB File No. 23071, **421 North Hibiscus Drive.** The applicant, S&C 421 Hibiscus LLC, is requesting Design Review Approval for the construction of a new two-story home, to replace an existing two-story multifamily building.
- e. DRB File No. 23073, **6585 Allison Road.** The applicant, 6585 Allison Road LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home, to be demolished.

III. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Modifications

a. DRB File No. 22959, **500-702 Alton Road**, **501-651 West Avenue – Waves.** The applicants, South Beach Heights I, LLC., 500 Alton Road Ventures, LLC., and 1220 Sixth, LLC., are requesting a modification to a previously issued Design Review approval in order to have the project take place in two phases as a phased development project.

2. New Applications

- a. DRB File No. 23066, **1200 West Avenue.** The applicant, Mirador 1000 Condominium Association Inc., is requesting Design Review Approval for the replacement of full-view windows throughout the building.
- b. DRB File No. 23068, **1861 Bay Road.** The applicant, Albert Elbaz, is requesting Design Review Approval for modifications to an existing one story building, including the substantial redesign of the front facades along with a one story addition.
- c. DRB File No. 23060, Citywide Distributed Antenna System (DAS) Nodes The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 741 Dade Boulevard.

- d. DRB File No. 23061, Citywide Distributed Antenna System (DAS) Nodes The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 577 17th Street.
- e. DRB File No. 23062, **Citywide Distributed Antenna System (DAS) Nodes** The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: **1604 Alton Road.**
- f. DRB File No. 23063, **Citywide Distributed Antenna System (DAS) Nodes** The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: **1397 16th Street.**
- g. DRB File No. 23064, Citywide Distributed Antenna System (DAS) Nodes The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 100 Biscayne Street (Inlet Blvd).
- h. DRB File No. 23065, Citywide Distributed Antenna System (DAS) Nodes The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: 1798 Convention Center Drive.

IV. DISCUSSION ITEMS

Discussion: Proposed modifications to the existing Miami Beach Convention Center, including site plan and exterior design, as well as new additions

V. NEXT MEETING DATE REMINDER
Tuesday, September 02, 2014 @ 8:30 a.m.

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

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